CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

January 8, 2018

Jackie McDowell McDowell Engineering, Inc. 7820 Beverly Hills Ave. NE Albuquerque, NM 87122

RE: Sunset Farms / Puesta Del Sol Subdivision

336 Luis Sanchez Place SW

Request for Permanent C.O. - Not Accepted

Engineer's Stamp Date: 06/23/17

Engineer's Certification Dated: 01/04/18

Hydrology File: K12D025

Dear Ms. McDowell:

PO Box 1293

Based upon the information provided in your submittal received 01/04/2018 and a site visit on 01/05/18, the site is not acceptable for permanent release of Certificate of Occupancy by Hydrology. The following comments need to be addressed for acceptance of the above referenced project:

Albuquerque

NM 87103

www.cabq.gov

1. The required pond in the rear does not exist (see photo below). Either, this pond needs to be built, or the pond in the front needs to pick up the difference of what was designed and the required 509CF.



CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

If you have any questions	please contact me at 924-3995	or rbrissette@cabq.gov
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Sincerely,

Renée C. Brissette, P.E. CFM Senior Engineer, Hydrology Planning Department

Renée C. Brissette

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

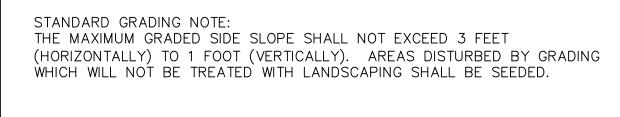
DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

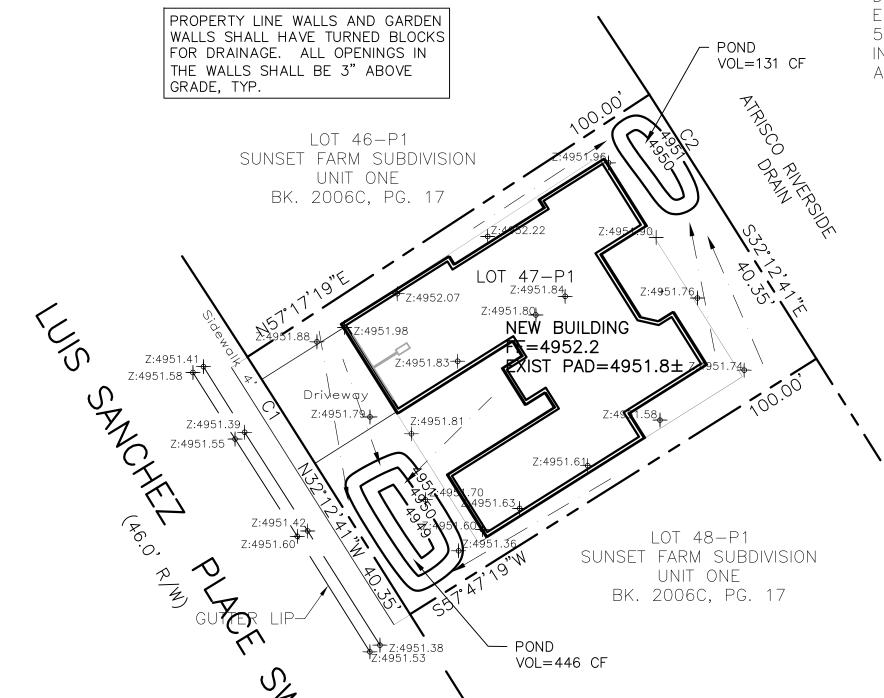
Project Title:		Building Permit #:		City Drainage #:
DRB#: E	PC#:		Work Order#:	:
Legal Description:				
City Address:				
			Contact:	
Address:				
Phone#: Fa			E-mail:	
Owner:			Contact:	
Address:			·	
Phone#: Fa	ax#:		E-mail:	
Architect:			Contact:	
Address:				
Phone#: Fa	ax#:		E-mail:	
Surveyor:			Contact:	
Address:				
Phone#: Fa	ax#:		E-mail:	
Contractor:			Contact:	
Address:				
Phone#: Fa	ax#:		E-mail:	
TYPE OF SUBMITTAL:	C	HECK TYPE OF APPROVA	AL/ACCEPTA	ANCE SOUGHT:
DRAINAGE REPORT		SIA/FINANCIAL GUARAN	ΓEE RELEASE	E
DRAINAGE PLAN 1st SUBMITTAL	1st SUBMITTAL PRELIMINARY PLAT AP		ROVAL	
DRAINAGE PLAN RESUBMITTAL	DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SU		APPROVAL	
CONCEPTUAL G & D PLAN S. DEV. FOR BLDG. PE		S. DEV. FOR BLDG. PERMI	T APPROVAL	
GRADING PLAN SECTOR PLAN APPRO		SECTOR PLAN APPROVAL		
EROSION & SEDIMENT CONTROL PLAN (ESC) FINAL PLAT APPROVAL				
ENGINEER'S CERT (HYDROLOGY)		CERTIFICATE OF OCCUPANCY (PERM)		
CLOMR/LOMR CERTIFICATE OF OCCU		CERTIFICATE OF OCCUPA	NCY (TCL TE	EMP)
TRAFFIC CIRCULATION LAYOUT (TCL) FOUNDATION PERM		FOUNDATION PERMIT AP	PROVAL	
ENGINEER'S CERT (TCL) BUILDING PERMIT A		BUILDING PERMIT APPRO	VAL	
ENGINEER'S CERT (DRB SITE PLAN)		GRADING PERMIT APPRO	VAL	SO-19 APPROVAL
ENGINEER'S CERT (ESC)		PAVING PERMIT APPROVA	AL	ESC PERMIT APPROVAL
SO-19		WORK ORDER APPROVAL		ESC CERT. ACCEPTANCE
OTHER (SPECIFY)		GRADING CERTIFICATION	1	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED	D:	Yes No Co	py Provided	
DATE SUBMITTED:	· · · · · · · · · · · · · · · · · · ·			
D	C1. 4::-: D1-41	-11 h	1:44-1 Th	

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



CURVE TABLE							
CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH		
C1	0°30'00"	23.78'	2724.50'	S32°27'41"E	23.78'		
C2	0°.30'00"	24 65'	2824 79'	S32°27'41"F	24 65'		



Per the COA:

For this lot the required pond volume is 509 CF

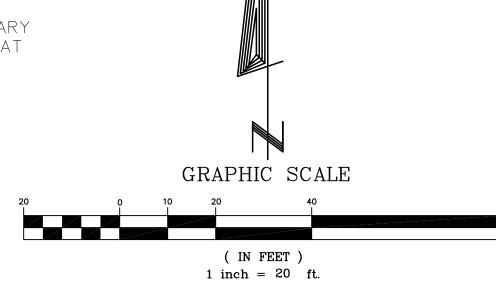
The provided Volume = 446+131=577 CF.

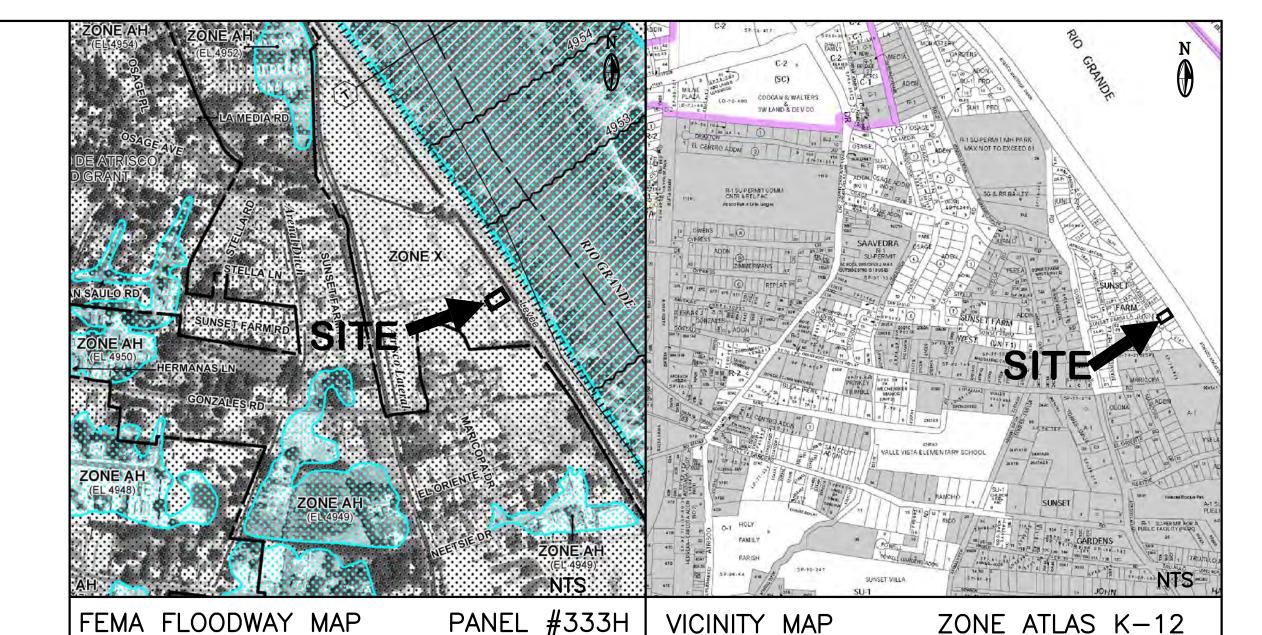
1. FIELD SURVEY PERFORMED ON JUNE 2017. 2. ALL DISTANCES SHOWN ARE GROUND DISTANCES. 3. BASIS OF BEARINGS IS STATE PLANE NAD 83

SURVEYOR NOTES:

NM CENTRAL ZONE USING AGRS MONUMENT "30-K12". 4. ELEVATIONS REFERENCED TO NAVD 88 VERTICAL

DATUM. PROJECT BENCHMARK IS ACS "30-K12" EL.=4,956.466 FEET. 5. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN TAKEN FROM RECORD PLAT AND SHOWN FOR ORIENTATION ONLY.





ALL PERMITER GARDEN WALLS SHALL BE PERMITTED SEPARATELY.

A PAD CERTIFICATION IS REQUIRED BEFORE THE BUILDING PERMIT IS RELEASED.

This is the plan to be used for any garden walls and any openings in the walls shall be placed 3" above final grade in the rear yard to allow for cross lot drainage from west to east (upstream to downstream).

STANDARD WALL AND PAD CERTIFICATION NOTES:

EL.=4,956.466 FEET. PROPERTY LINE WALLS AND GARDEN 5. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY WALLS SHALL HAVE TURNED BLOCKS FOR DRAINAGE. ALL OPENINGS IN INFORMATION SHOWN TAKEN FROM RECORD PLAT 4952.06 VOL=131 CF THE WALLS SHALL BE 3" ABOVE AND SHOWN FOR ORIENTATION ONLY. GRADE, TYP. LOT 46-P1 SUNSET FARM SUBDIVISION UNIT ONE GRAPHIC BK. 2006C, PG. 17 4952.26 47-P1 z:4951.84 1 inch = 2Z:4951.76 NEW BUILDING I, CHRISTOPHER A. MEDINA, N.M.P.L.S. NO. 15702, DO HEREBY CERTIFY =4952.2 HAT THE AS-BUILT INFORMATION SHOWN AND THE ACTUAL SURVEY Z:4951.41 XIST PAD=4951.8± WHICH IT WAS DERIVED FROM WAS PERFORMED BY ME OR UNDER MY Z:4951.58 DIRECT SUPERVISION AND THAT THE INFORMATION SHOWN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. Z:4951.81 1/3/2018 CHRISTOPHER A. MEDINA, N.M.P.L.S. NO. 15702 LOT 48-P1 STANDARD WALL AND PAD CERTIFICATION NOTES: 4950.78 SUNSET FARM SUBDIVISION ALL PERMITER GARDEN WALLS SHALL BE PERMITTED SEPARATELY. UNIT ONE Bk. 2006C, PG. 17 A PAD CERTIFICATION IS REQUIRED BEFORE THE BUILDING PERMIT IS RELEASED. 4951.78 This is the plan to be used for any garden walls and any openings in the walls shall be placed 3" above VOL=446 CF final grade in the rear yard to allow for cross lot drainage from west to east (upstream to downstream). POND VOLUME PROVIDED: ELEV. AREA VOL. (CF) 4951 416 4951.50

AS-BUILT SPOT ELEVATIONS

DRAINAGE CERTIFICATION WITH SURVEY WORK BY PROFESSIONAL SURVEYOR

I, Jackie Mcdowell, NMPE #10903, of the firm McDowell Engineering, Inc., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 6-23-17. The record information edited onto the original design document has been obtained by Chrisotpher Medina, NMPS #15702 of the firm Terra Land Surveys, LLC. I further certify that I have personally visited the project site on January 4, 2018 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy. The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



DRAINAGE PLAN

SCOPE:

Pursuant to the latest City of Albuquerque and Bernalillo County Ordinances, the Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff on and exiting the project site. A single family home is proposed for the site with associated parking, access, landscaping, and utility improvements.

EXISTING CONDITIONS:

Presently, the 0.15 acre site is undeveloped. The site is bounded on the northwest and southeast by private property, on the northeast by the Atrisco Riverside Drain and on the southwest by Luis Sanchez Place SW. The site is relatively level. As shown on FEMA Panel #333H, dated August 16, 2012, the site is not located in a 100 year flood plain.

PROPOSED CONDITIONS:

Current COA Drainage Ordinance requires that ponds must be provided to handle the First Flush volume which has been calculated and is included on this plan. As shown by the plan, the building is located in the center of the lot. No off—site flows enter the site due to existing grades on adjacent lots which transport offsite runoff to public streets around the site. On site flows will drain around the structure via swales, and flow to the southeast and northwest to the first flush retention ponds. All roof drainage will discharge from the roof to the lot and be directed around the structure to the drainage paths and pond.

Supplemental calculations are shown as part of this Grading and Drainage plan.

CALCULATIONS:

The calculations shown hereon define the 100 year—6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control

PROPERTY ADDRESS:

336 Luis Sanchez Place SW

TOPOGRAPHY:

Topographic information provided by Christopher Medina dated June 9, 2017.

LEGEND PROPOSED **EXISTING** _______ SPOT ELEVATION

As requested by the COA in an email dated 6-23-17 the following note is added to the plan.

DRAINAGE CERTIFICATION WITH SURVEY WORK BY

I, Jackie Mcdowell, NMPE #10903, of the firm McDowell Engineering, Inc., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 6—23—17. The record information edited onto the original design document has been obtained by Chrisotpher Medina, NMPS #15702 of the firm Terra Land Surveys, LLC. further certify that I have personally visited the project site on June 14, 2017 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Pad Certification for Building Permit release. The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on June 14, 2017 and as of that date it appeared that no filling, grading, or excavation had occurred thereon since completion of the topographic survey used to prepare this plan.

> CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO LOT 47-P1, UNIT ONE

> > SANCHEZ/GALLEGOS - GRADING & DRAINAGE PLAN

SUNSET FARM SUBDIVISION

McDowell Engineering, 9nc.

TELE: 505-828-2430 • FAX: 505-821-4857

Drawn STAFF Checked JSM signed JSM Date JUNE,2017

6-1-17 1=20 SAN0317